

**A RESOLUTION  
BY TRANSPORTATION COMMITTEE**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT FOR FC-3007000038-B, MANAGING GENERAL CONTRACTOR SERVICES WITH BRYSON & ASSOCIATES, A JOINT VENTURE CONSISTING OF BRYSON CONSTRUCTORS INC, INC. AND PRECISION 2000, INC., IN AN AMOUNT OF \$2,000,000 FOR THE FIRST YEAR OF THE CONTRACT, TO PROVIDE MANAGING GENERAL CONTRACTOR SERVICES FOR THE DEPARTMENT OF AVIATION ON A TASK ORDER BASIS, AT HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT. ALL SERVICES WILL BE CHARGED TO AND PAID FROM CCID NUMBER 5502 (AIRPORT RENEWAL AND EXTENSION FUND) 180201 (DOA AVIATION PLANNING AND DEVELOPMENT) 5414002 (FACILITIES OTHER THAN BLDGS/INFRASTRUCTURE-CIP) 7563000 (AIRPORT) 100287 (GENERAL IMPROVEMENTS) 91249 (DOA R N E 9999) 0000 00000000 00000000; AND FOR OTHER PURPOSES.**

**WHEREAS**, the City of Atlanta ("City") has undertaken Capital Improvement projects for the Hartsfield-Jackson Atlanta International Airport; and

**WHEREAS**, the City did solicit Request for Proposals from qualified consulting firms for FC-3007000038-B, Managing General Contractors at Hartsfield-Jackson Atlanta International Airport; and

**WHEREAS**, after review and evaluation of the Proponent's qualifications and analysis of the technical Proposals, the Aviation General Manager and the Chief Procurement Officer recommend the award of a Contract to one of the top ranked Proponents, Bryson and Associates, a Joint Venture.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA GEORGIA**, that the Mayor is authorized to execute, on behalf of the City of Atlanta, Contract FC-3007000038-B, Managing General Contractor Services, with Bryson and Associates a Joint Venture, for a term of three years, and that the Aviation General Manager is authorized, pursuant to Code Section 2-1111, to issue to Bryson Associates, a Joint Venture, Task Orders during the term of the Contract up to any amounts legislatively authorized.

**BE IT FURTHER RESOLVED**, that, during the first year of the Contract, the total collective amount of Task Orders authorized to be issued may not exceed \$2,000,000.

**BE IT FURTHER RESOLVED**, that the Aviation General Manager will annually establish the total collective amount of Task Orders authorized to be issued under the Contract in the coming year, to be approved by the City Council.

**BE IT FURTHER RESOLVED**, that all services during the first year of the Contract will be charged to and paid from various CCID Number 5502 (Airport Renewal And Extension Fund) 180201 (DOA Aviation Planning And Development) 5414002 (Facilities Other Than Bldgs/Infrastructure-CIP) 7563000 (Airport) 100287 (General Improvements) 91249 (DOA R N E 9999) 0000 00000000 00000000.

**BE IT FURTHER RESOLVED**, that the City Attorney is directed to prepare a Contract for execution by the Mayor, to be approved as to form by the City Attorney.

**BE IT FINALLY RESOLVED**, that the Contract will not become binding on the City and the City will incur no liability or obligation under it until it has been executed by the Mayor, sealed by the Municipal Clerk, approved by the City Attorney as to form, and delivered to Bryson and Associates, a Joint Venture.

**LEGISLATIVE COUNSEL  
REQUEST FOR LEGISLATION**

**For Legislative Counsel Use Only**

\_\_\_\_\_ Date Received \_\_\_\_\_ Complete \_\_\_\_\_ Incomplete (Date returned: \_\_\_\_\_)

\_\_\_\_\_ Date of Department Consultation \_\_\_\_\_ Date of Finance Department Consultation

Commissioner Notified: \_\_\_\_ Yes \_\_\_\_ No If No, Why? \_\_\_\_\_

**Legislation Required**

\_\_\_\_ Yes \_\_\_\_ No

**Legislation Type**

\_\_\_\_ Resolution \_\_\_\_ Ordinance

**Amends the Code**

\_\_\_\_ Yes \_\_\_\_ No

**Blueback Prepared**

\_\_\_\_ Yes \_\_\_\_ No

Commissioner Signature \_\_\_\_\_

**Council Members Only:**

Authority to speak to Subject Matter Attorney \_\_\_\_ Yes \_\_\_\_ No

Authority to speak to Department \_\_\_\_ Yes \_\_\_\_ No

Date Submitted: 12/21/07

Department Submitting Request: Department of Aviation

Person Submitting Request: Anita Williams Extension: \_\_\_\_\_

Bureau/Division Manager: Ben DeCosta 404-530-6600 Extension: \_\_\_\_\_

Requesting preliminary meeting with Legislative Counsel attorney? ☐ Yes ☒ No

Subject Matter of the Meeting \_\_\_\_\_

Cycle Number/Requested Full Council Date (not earlier than 4 weeks from date of submission):

02/18/08

If this must be submitted to Council in fewer than 4 weeks explain why. Please identify consequences if legislation is not submitted for requested cycle. Also, if applicable, please state why the Legislative Request Form was submitted after the Cycle deadline. All non-conforming requests must have Commissioner approval.

**LEGISLATIVE COUNSEL  
REQUEST FOR LEGISLATION**

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**Part I: Legislative Request Form:**

**Instructions:** Please answer all questions fully before submitting. Attach additional pages if necessary. All requests for legislation must have approval of a manager prior to submission. All incomplete requests will be returned. Send request via electronic mail to Legislative Counsel. No hard copies will be accepted. Please refer to attached deadlines for the relevant Chief of Staff submission guidelines.

1. **Legislation Name/Project Name:** Contract FC-3007000038-B, Bryson and Associates a joint Venture consisting of Bryson Constructors, Inc and Precision 2000, Inc., Managing General Contractor Services at Hartsfield-Jackson Atlanta International Airport

2. **What is the purpose of this legislation? (check one)**

- ☐ Accept a grant or donation [If so, is a matching grant required?] ☐ Yes ☐ No
- ☐ Amend budget
- ☐ Amend Code of Ordinances
- ☐ Amend Contract
- ☐ Anticipate funds
- ☐ Appropriate funds
- ☐ Apply for a grant or donation
- ☒ Authorize/renew Contract
- ☐ Fines/penalties
- ☐ Human Resources related
- ☐ Make a purchase
- ☐ New project
- ☐ Procuring goods
- ☐ Procuring services
- ☐ Other, please explain

- ☐ If this legislation is to award/amend/renew a contract, please provide the following:  
Expiration date of contract: When all terms and conditions of the Contract are completed.  
Contract Term (months/yr): On Call

3. **Can the purpose of this legislative request be accomplished administratively?**

- ☐ Yes ☒ No ☐ I Don't Know

4. **Please explain and estimate any financial impact on the City or your Department.**

- ☐ Will there be a fee or charge assessed by the City?
- ☐ If so, how much?
  - ☐ How was the fee or charge determined?
  - ☐ Will revenue be generated for the City?

***Please remember to contact Human Resources if this request involves personnel changes (ex. Reclassification, New Hires, Termination, etc.***

**LEGISLATIVE COUNSEL  
REQUEST FOR LEGISLATION**

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5. If there has been previous or similar legislation, please describe and cite the relevant legislation (e.g., 04-R-0001). 07R2388
6. Is this a computer/technology purchase? ☐ Yes ☒ No  
If so, please forward ISR (Information System Hardware/Software Request) along with a copy of this Legislative Request Form via inter-office mail to: Legislative Counsel, Suite 4100, Law Department.

Please forward any additional pertinent or supporting documents (e.g. contracts, exhibits, requisitions, copies of any old ordinances/resolutions pertaining to this issue, etc.) along with a copy of this Legislative Request Form and legislative white paper via e-mail to the designated Legislative Counsel attorney for your department.

**Part II: Legislative White Paper:** (This portion of the Legislative Request Form will be shared with City Council members and staff)

**A. To be completed by Legislative Counsel:**

**Committee of Purview:**

**Caption:**

**Council Meeting Date:**

**Requesting Dept.:**

**FAC Confirmed by:**

**B. To be completed by the department:**

**1. Please provide a summary of the purpose of this legislation (Justification Statement).**

The purpose of this legislation is to authorize the Mayor to execute an appropriate Contractural Agreement.

**2. Please provide background information regarding this legislation.**

The City of Atlanta's Department of Aviation has identified a Capital Improvement Program for Hartsfield-Jackson Atlanta International Airport as part of the current Airport Master Plan process. To satisfy current aviation demand and forecasted growth, improvements to the airport's infrastructure are needed.

The Scope of Work associated with this Contract will primarily be in the renovation and maintenance of existing commercial / industrial facilities and systems at Hartsfield-Jackson Atlanta International Airport on a task order by task order basis.

A review of the construction service requirements for the Department of Aviation and the Hartsfield-Jackson Development Program for Contract Year 2008 and beyond indicates a substantial construction workload in support of the continued Airport expansion projects.

The City issued an RFP to procure these construction services on September 17, 2007. On November 15, 2007 Seventeen (17) firms responded to the solicitation.

The Department of Aviation conducted evaluation of the written response to the RFP to determine which Proponents were best qualified to perform the work based on the evaluation criteria described in Part III of the RFP. The City's emphasis was based on the Proponent's past performance, experience, and cost proposal.

The selected Business Managing General Contractor will perform services as may be required by the City, which may include but are not limited to the Capital Improvement Program and other passenger and facility improvements as directed by the City.

**3. If Applicable/Known:**

- (a) **Contract Type (e.g. Professional Services, Construction Agreement, etc):** On Call, Task Order Basis
- (b) **Source Selection:** RFP
- (c) **Bids/Proposals Due:** 09/17/07
- (d) **Invitations Issued:**
- (e) **Number of Bids:** 17
- (f) **Proposals Received:** 11/15/07
- (g) **Bidders/Proponents:**

<b>Proponent</b>
Archer Western/Capital Contracting, JV (Civil and Facilities)
Bryson/Precision 2000, JV (Civil and Facilities)
JM Wilkerson/Synergy, JV
New South Construction Company/Circle D (Civil and Facilities)
Randolph & Company/Metro, JV (Civil and Facilities)
EIT/ICI, JV
Turner/Davis Atlanta Airports, JV
Lions Group/Key Engineering Group, JV
Piedmont Contracting/SOCO Contracting, JV
CW Matthews/Thrasher Contracting, JV
Yates/Leaply Construction, JV
McCarthy/GMG, JV
GSC/Civil Works, JV

(h) **Term of Contract:** Three years

**4. Fund Account Center (Ex. Name and number):** 5502 (Airport Renewal And Extension Fund) 180201 (DOA Aviation Planning And Development) 5414002 (Facilities Other Than Bldgs/Infrastructure) 7563000 (Airport) 100287 (General Improvements) 91249 (DOA R N E 9999 ) 0000 00000000 00000000.

**5. Source of Funds: Example: Local Assistance Grant**

**6. Fiscal Impact: \$2,000,000**

**Example: This legislation will result in a reduction in the amount of \_\_\_\_\_ to Fund Account Center Number \_\_\_\_\_.**

**7. Method of Cost Recovery:** Project Dependent

**Examples:**

- a. Revenues generated from the permits required under this legislation will be used to fund the personnel needed to carry out the permitting process.**
- b. Money obtained from a local assistance grant will be used to cover the costs of this Summer Food Program.**

**This Legislative Request Form Was Prepared By:** Tommy Thomas, Jr., Planning and Development, 404-530-5551.





## CITY OF ATLANTA

SUITE 1700

55 TRINITY AVENUE, SW

ATLANTA, GA 30303

(404) 330-6010 Fax: (404) 658-7359

Internet Home Page: [www.atlantaga.gov](http://www.atlantaga.gov)

Shirley Franklin  
Mayor

OFFICE OF CONTRACT COMPLIANCE

Hubert Owens

Director

[howens@atlantaga.gov](mailto:howens@atlantaga.gov)

## MEMORANDUM

TO: Adam L. Smith Esq.,  
Chief Procurement Officer

FROM: Hubert Owens  
Director – Office of Contract Compliance

RE: FC 3007000038, H-JAIA Managing General Contractors (Large Business)

DATE: December 7, 2007

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The Office of Contract Compliance has evaluated twelve (12) Bids for responsiveness to the minority and female business enterprise participation requirement. All proponents were eligible under Section 2-1449(a) (2) (C). Ten of the proponents have both been deemed responsive by the Office of Contract Compliance.

New South Construction/Circle D Enterprises - Responsive.....15 pts

Archer Western Contractors /Capital Contracting Company-Responsive.....15 pts

Bryson Constructors, Inc/Precision 2000, Inc- Responsive.....15 pts

GSC/Civil Works , LLC – Responsive.....15 pts

J.M.Wilkerson Construction -Responsive.....15 pts

Piedmont Contracting Group /Soco Contracting Company. – Responsive.....15 pts

Turner/Davis Atlanta Airports - Responsive.....15 pts

Randolph & Company – Responsive.....15 pts

The Lions Group/Key Engineering —Responsive.....15 pts

Yates/Leaply Construction- Non Responsive.....0 pts

McCarthy/GMG, JV-Responsive.....15 pts

CW Matthews Company/ Thrasher-Responsive.....15 pts

CITY OF ATLANTA  
DEPT. OF PROCUREMENT  
08 JAN 24 PM 5:30

Shirley Franklin  
Mayor

Benjamin R. DeCosta  
Aviation General Manager

January 23, 2008

Mr. Adam L. Smith  
Chief Procurement Officer  
Department of Procurement  
City of Atlanta  
55 Trinity Avenue SW  
Suite 1790  
Atlanta, Georgia 30335-0307

**SUBJECT: Contract FC-3007000038 – Managing General Contractors Recommendation for Award**

Dear Mr. Smith:

The Department of Aviation has completed its evaluation of the Proposals in response to FC-3007000038 – Managing General Contractors. In total, eighteen (18) Proposals were evaluated and included:

1. The Lions Group/Key Engineering Group, JV
2. CW Matthews Company/Thrasher Contracting Company, JV
3. GSC/Civil Works, JV
4. Precision 2000/Bryson Constructors, JV
5. J.M. Wilkerson/Synergy, JV
6. New South/Circle D Enterprises, JV (Vertical)
7. McCarthy/GMG, JV
8. Piedmont Contracting Group/SOCO Contracting, JV
9. Turner/Davis Atlanta Airport, JV
10. New South/Circle D Enterprises
11. Bryson Constructors/Precision 2000, JV
12. Yates/Leaply Construction, JV
13. Piedmont Contracting Group/SOCO Contracting, JV (Vertical)
14. Randolph & Company/Metro, JV
15. Archer Western Contractors/Capital Contracting, JV
16. McCarthy/GMG, JV (Vertical)
17. J.M. Wilkerson/Synergy, JV (Vertical)
18. Archer Western Contractors/Capital Contracting, JV (Vertical)



The Department of Aviation recommends award of the Contract for the Managing General Contractors to Turner/Davis Atlanta Airport, JV., New South/Circle D Enterprises, JV., Bryson Constructors/Precision 2000, JV., Archer Western Contractors/Capital Contracting, JV., C.W. Matthews Company/Thrasher Contracting, JV., and GSC/Civil Works, JV.

We have attached hereto the Evaluation Committee's Summary Evaluation of the Proposal. We will present Legislation for consideration at the February 28, 2008 Council session.

If additional information is required, please contact Lepora Manigault at 404-530-2421.

Sincerely,



Benjamin R. DeCosta  
Aviation General Manager

BRD/sj

Attachments

cc:	Mario Diaz	Dan Molloy	Lepora Manigault	Frank Rucker	
	Anita Williams	Robert Caput	Andy Orr	Document Control	Les Page

**FC307000038**

2. All Proposals will be evaluated using the criteria specified on the following evaluation Form.

[illegible]

Relative Weight	Graded Item	Bryson/ Precision 2K (Vertical)	Yates/Leaply (Vertical)	Piedmont/ SOCO (Vertical)	Randolph/ Metro (Vertical)	Archer/ Western/ Capital (Vertical)	McCarthy/ GMG (Vertical)	JM/ Willerson/ Synergy (Vertical)	Archer/ Western/ Capital (Civil)
5	Executive Summary	5	5	5	4.75	5	5	5	5
25	Experience/Past Performance	20	16.25	15	15	21.25	25	16.25	25
10	Quality Control Plan Approach	8	7.5	7	7	8	8	7	9
15	Procurement Plan and Equal Opportunity Plan	14.25	12.75	12	12.75	13.5	12.75	11.25	13.5
10	Safety Record and Experience	8.5	10	9	8	8.5	10	5	8.5
35	Cost Proposal	35	29.75	15.75	14	28	19.25	35	28
	<b>TOTAL SCORE</b>	<b>90.75</b>	<b>81.25</b>	<b>73.75</b>	<b>61.5</b>	<b>84.25</b>	<b>80.0</b>	<b>79.5</b>	<b>89</b>
Pass/Fail	Financials	P	P	P	P	P	P	P	P
Pass/Fail	Bonding Capacity	P	P	P	P	P	P	P	P

PROJECT NUMBER: 3007000038

LES H. PAGE  
CONTRACTING OFFICER

**PROPOSAL RESULTS  
FOR  
H-JAIA MANAGING GENERAL CONTRACTORS**

DATE: November 15, 2007

TOTAL NUMBER OF PROPOSALS SUBMITTED: 18

PROPOSAL RESULTS	
PROPOSAL NUMBER	PROPOSAL DESCRIPTION
1	New South Construction Company/Circle D Enterprises, JV (Civil and Vertical Disciplines)
2	GSC/Civil Works, JV
3	Byrson & Associates, Joint Venture
4	C.W. Matthews Contracting Company, Inc., and Thrasher Contracting, LLC, a Joint Venture
5	Archer Western Contractors, Ltd./Capital Contracting Company, Inc., JV (Civil and Vertical Disciplines)
6	Turner-Davis Atlanta Airport, Joint Venture
7	McCarthy/GMG, a Joint Venture (Civil and Vertical Disciplines)
8	Randolph/Metro, Joint Venture
9	Piedmont Construction Group/SoCo Contracting Company, JV (Civil and Vertical Disciplines)
10	J. M. Wilkerson Construction, Inc./Synergy, a Joint Venture (Civil and Vertical Disciplines)
11	Precision 2000 & Associate, Joint Venture
12	Yates/Leapley Construction, A Joint Venture
13	The Lions Group, Inc./Key Engineering, A Joint Venture

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: GREG PRIDGEON

Dept.'s Legislative Liaison: Anita Williams

Contact Number: 404-530-6600

Originating Department: Aviation

Committee(s) of Purview: Transportation

Chief of Staff Deadline: 2/13/08

Anticipated Committee Meeting Date(s): 2/27/08

Anticipated Full Council Date: 3/03/08

Commissioner Signature: Mark M. Davis

Chief Procurement Officer Signature: Edell L. Smith

CAPTION

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT FOR FC-3007000038-B, MANAGING GENERAL CONTRACTOR SERVICES WITH BRYSON & ASSOCIATES, A JOINT VENTURE CONSISTING OF BRYSON CONSTRUCTORS, INC. AND PRECISION 2000, INC., IN AN AMOUNT OF \$2,000,000 FOR THE FIRST YEAR OF THE CONTRACT, TO PROVIDE MANAGING GENERAL CONTRACTOR SERVICES FOR THE DEPARTMENT OF AVIATION ON A TASK ORDER BASIS, AT HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT. ALL SERVICES WILL BE CHARGED TO AND PAID FROM CCID NUMBER 5502 (AIRPORT RENEWAL AND EXTENSION FUND) 180201 (DOA AVIATION PLANNING AND DEVELOPMENT) 5414002 (FACILITIES OTHER THAN BLDGS/INFRASTRUCTURE-CIP) 7563000 (AIRPORT) 100287 (GENERAL IMPROVEMENTS) 91249 (DOA R N E 9999) 0000 00000000 00000000; AND FOR OTHER PURPOSES.

FINANCIAL IMPACT (if any) \$2,000,000

Mayor's Staff Only

Received by CPO: \_\_\_\_\_ Received by LC from CPO: \_\_\_\_\_  
(date) (date)

Received by Mayor's Office: 2-18-08 Reviewed by: JP  
(date) (date)

Submitted to Council: \_\_\_\_\_  
(date)

# ***Legislative White Paper***

**Committee of Purview:**      **TRANSPORTATION**

**Caption:**                      **A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FC-3007000038-B, H-JAIA MANAGING GENERAL CONTRACTING SERVICES WITH BRYSON & ASSOCIATES, A JOINT VENTURE CONSISTING OF BRYSON CONSTRUCTORS INC, INC. AND PRECISION 2000, INC., IN AN AMOUNT OF \$2,000,000 FOR THE FRIST YEAR OF THE CONTRACT, TO PROVIDE MANAGING GENERAL CONTRACTOR SERVICES FOR THE DEPARTMENT OF AVIAITON ON A TASK ORDER BASIS, AT HARTSFIELD-JACKSON ATLANTA INTERENATIONAL AIRPORT. ALL SERVICES WILL BE CHARGED TO AND PAID FROM CCID NUMBERS 5502 (AIRPORT RENEWAL AND EXTENSION FUND) 180201 (DOA PLANNING AND DEVELOPMENT) 5414002 (FACILITIES OTHER THAN BUILDINGS/INFRASTRUCTURE-CIP) 7563000 (AIRPORT) 100287 (GENERAL IMPROVEMENTS) 91249 (DOA R N E 9999) 0000 0000000000 00000000; AND FOR OTHER PURPOSES.**

**Council Meeting Date:**      March 3, 2008

**Legislation Title:**              A Resolution authorizing the Mayor to enter into a contract FC-3007000038-B, H-JAIA Managing General Contracting Services with Bryson & Associates, A Joint Venture consisting of Bryson Constructors Inc, Inc. and Precision 2000, Inc.

**Requesting Dept.:**              Department of Aviation

**Contract Type:**                  Construction Services

**Source Selection:**                Sealed Proposals

**Bids/Proposals Due:**            November 15, 2007

**Invitations Issued:**            279

**Number of Bids/  
Proposals Received:**          18

**Bidders/Proponents:**        **Bryson & Associates, Joint Venture**  
   **Steve Barnes, President**  
New South Construction Company/Circle D Enterprises, JV  
GSC/Civil Works, JV  
C.W. Matthews Contracting Company, Inc. and Thrasher  
Contracting, LLC, a Joint Venture  
Archer Western Contractors, Ltd./Capital Contracting



Company, Inc., JV (Civil and Vertical Disciplines)  
Turner-Davis Atlanta Airport, Joint Venture  
McCarthy/GMG, a Joint Venture (Civil and Vertical Disciplines)  
Randolph/Metro, Joint Venture  
Piedmont Construction Group/SoCo Contracting Company, JV  
(Civil and Vertical Disciplines)  
J. M. Wilkerson Construction, Inc./Synergy, A Joint Venture  
(Civil and Vertical Disciplines)  
Precision 2000 & Associates, Joint Venture  
Yates/Leapley construction, A Joint Venture  
The Lions Group, Inc./Key Engineering, A Joint Venture

**Justification Statement:** The City of Atlanta's Department of Aviation has identified a Capital Improvement Program for Hartsfield-Jackson Atlanta International Airport as part of the current Airport Master Plan process. To satisfy current aviation demand and forecasted growth, improvements to the airport's infrastructure are needed.

**Background:** The Scope of Work associated with this Contract will primarily be in the renovation and maintenance of existing commercial/industrial facilities and systems at Hartsfield-Jackson Atlanta International Airport on a task order basis.

**CCID Numbers:** 5502 (Airport Renewal and Extension Fund) 180201 (DOA Planning and Development) 5414002 (Facilities other than Buildings/Infrastructure-CIP) 7563000 (Airport) 100287 (General Improvements) 91249 (DOA R N E 9999) 0000 000000000 00000000.

**Fiscal Impact:** \$2,000,000

**Term of Contract:** Three (3) years with no renewal options.

**Contact Number:** FC-3007000038-B

**Related Legislation:** N/A

**Prepared By:** Mr. Les H. Page, Contracting Officer